

1 BILL NO. R-87-09-04

2 DECLARATORY RESOLUTION NO. R-5987

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 7701 Opportunity
7 Drive, Fort Wayne, Indiana. (The
8 Schenkel Corporation, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 May 1, 1987, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Lot #5 in Cook Road Office and
16 Industrial Park, Section I, a Sub-
17 division of part of the East Half
18 of the Southwest Quarter of Section
19 II, Township 31 North, Range 12
20 East, Allen County, Indiana;

21 said property more commonly known as 7701 Opportunity Drive,
22 Fort Wayne, Indiana;

23 WHEREAS, it appears that said petition should be pro-
24 cessed to final determination in accordance with the provisions
25 of said Division 6.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
27 OF THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, subject to the requirements of Section
29 4, below, the property hereinabove described is hereby designated
30 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
31 12.1. Said designation shall begin upon the effective date of
32 the Confirming Resolution referred to in Section 3 of this Resolu-
tion and shall continue for one (1) year thereafter. Said desig-
nation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

1 Page Two

- 2 (a) Said Resolution shall be filed with the Allen
3 County Assessor;
- 4 (b) Said Resolution shall be referred to the Committee
5 on Finance and shall also be referred to the De-
6 partment of Economic Development requesting a re-
7 commendation from said department concerning the
8 advisability of designating the above designated
9 area an "Economic Revitalization Area";
- 10 (c) Common Council shall publish notice in accordance
11 with I.C. 5-3-1 of the adoption and substance of
12 this Resolution and setting this designation as an
13 "Economic Revitalization Area" for public hearing;
- 14 (d) If this Resolution involves an area that has al-
15 ready been designated an allocation area under
16 I.C. 36-7-14-39, then the Resolution shall be re-
17 ferred to the Fort Wayne Redevelopment Commission
18 and said designation as an "Economic Revitalization
19 Area" shall not be finally approved unless said
20 Commission adopts a resolution approving the peti-
21 tion.


22 SECTION 3. That, said designation of the hereinabove
23 described property as an "Economic Revitalization Area" shall
24 only apply to a deduction of the assessed value of real estate.

25 SECTION 4. That this Resolution shall be subject to
26 being confirmed, modified and confirmed or rescinded after public
27 hearing and receipt by Common Council of the above described re-
28 commendations and resolution, if applicable.

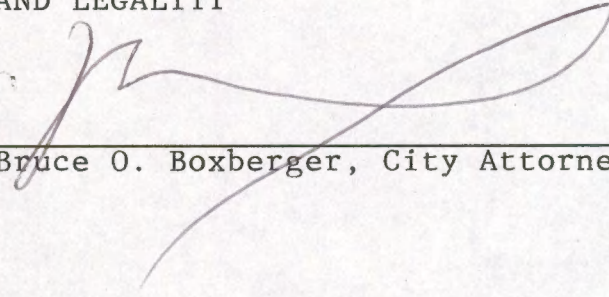
29 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
30 hereby determined that the deduction from the assessed value of
31 the real property shall be for a period of ten (10) years.
32

Page Three

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eustace seconded by Sur, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-8-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-5987 on the 8th day of September, 1987.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. G. Quinto
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of September, 1987, at the hour of 10:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of September, 1987, at the hour of 9:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: The Schenkel Corporation

Address of Applicant's Principle Place of Business:

220 East Wallace Street (Until 10/1/87)

7701 Opportunity Drive (After 10/ 1/87

Fort Wayne, Indiana

Phone Number of Applicant: (219) 489-1234

Street Address of Property Seeking Designation:

7701 Opportunity Drive

Fort Wayne, Indiana

S.I.C. Code of Substantial User of Property: 1510

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
Contractor related services including light manufacturing
and assembling

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? _____

Current assessed value of Real Estate:

Land 13000

Improvements _____

Total 13000

What was amount of Total Property Taxes owed during the immediate past year? None for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

17000 sq ft Office and Warehouse Building

Cost of Improvements: \$ 375,000.00

Development Time Frame:

When will physical aspects of improvements begin? 5/1/87

When is completion expected? 10/1/87

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 20

How many permanent jobs will be created as a result of this project?
5

Anticipated time frame for reaching employment level stated above?
2 yrs

What is the nature of those jobs?
Warehouse workers and cabinet makers

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Developing bare land within City Limits

In what Township is project site located? Washington

In what Taxing District is project site located? Allen County

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

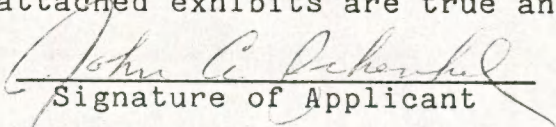
John A. Schenkel

220 East Wallace St

Fort Wayne, Indiana 46803

Phone Number of Contact Person (219) 744-2147

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

May 1, 1987
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

NOTICE OF ASSESSMENT OF REAL ESTATE AND IMPROVEMENTS

THE SCHENKEL CORPORATION
220 EAST WALLACE
FORT WAYNE, IN 46803

The Assessors are required to send this notice to the taxpayer whenever a change is made in assessments, including additional improvements.

YOU ARE HEREBY NOTIFIED THAT THE LAND AND * IMPROVEMENTS LISTED IN YOUR NAME IN 80 WASHINGTON TOWNSHIP
AND ALLEN COUNTY, HAS BEEN ASSESSED BY ME IN THE AMOUNT IN THE STATEMENT BELOW FOR THE YEAR 19 87
IF YOU DO NOT AGREE WITH THE ACTION OF THE ASSESSING OFFICER GIVING THIS NOTICE, THE COUNTY BOARD OF REVIEW WILL REVIEW THAT ACTION IF YOU FILE A PETITION WITH THE COUNTY AUDITOR OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED WITHIN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE.

DESCRIPTION	ACRES	VALUE OF LAND - LOTS	VALUE OF * IMPROVEMENTS	VALUE OF ADDITIONAL * IMPROVEMENTS	TOTAL VALUE LAND - LOTS AND * IMPROVEMENTS
80-4699-0005 COOK ROAD OFFICE AND INDUSTRIAL PARK SEC 1 LOT 5	4.471	13,000NR			13,000
R - LAND & IMPROVEMENTS ELIGIBLE FOR HOMESTEAD EXEMPTION NR - LAND & IMPROVEMENTS NOT ELIGIBLE FOR HOMESTEAD EXEMPTION					

* IMPROVEMENTS DESCRIBE ALL BUILDINGS, STRUCTURES OR APPURTENANCES AFFIXED TO LAND.

WITNESS MY HAND THIS 26th DAY OF MAY 19 87

Frances J. Hobeck
TOWNSHIP ASSESSOR

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zktazian

ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/426-0003



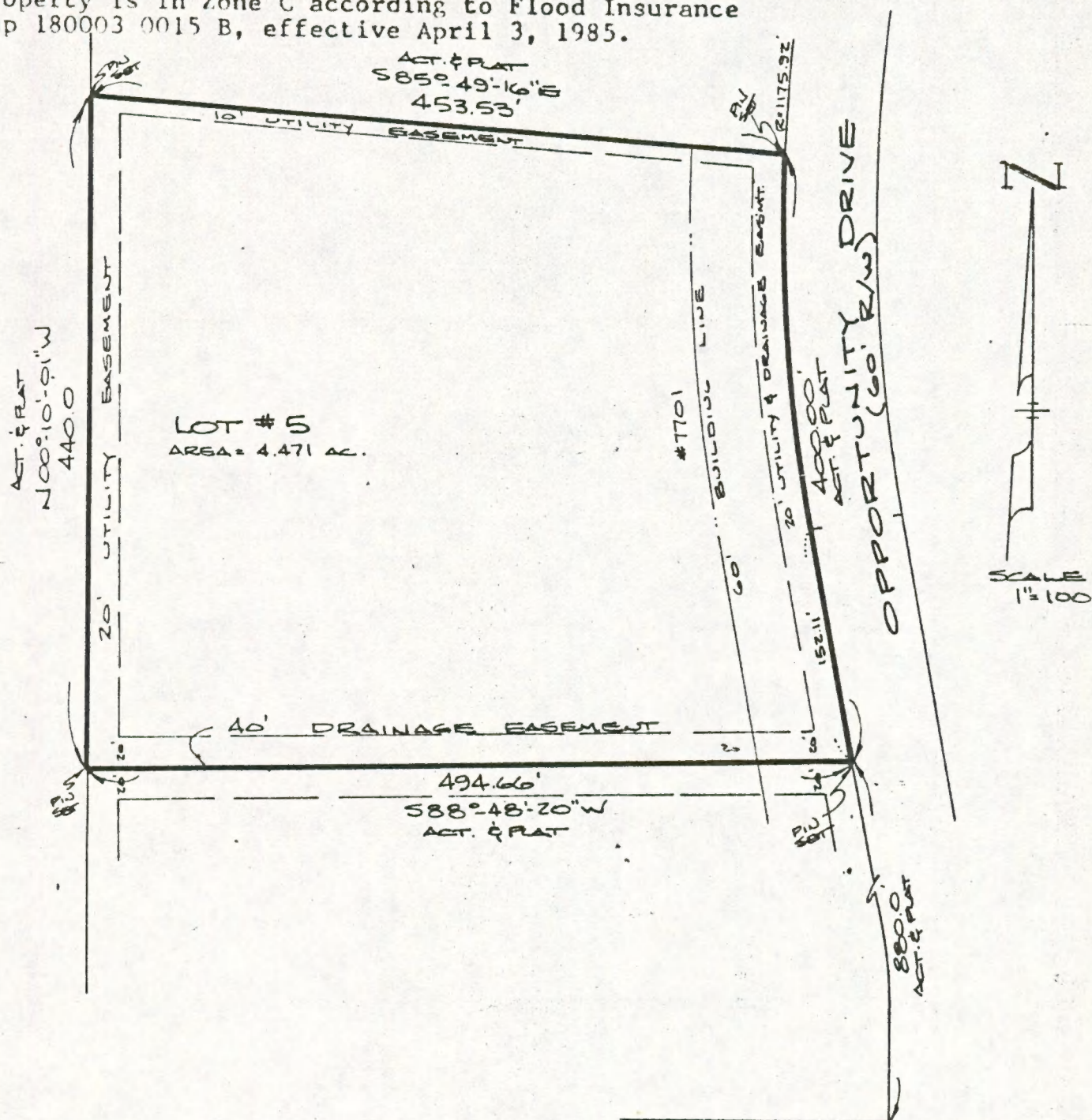
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Lot #5 in Cook Road Office and Industrial Park, Section I, a Subdivision of part of the East Half of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana.

This property is in Zone C according to Flood Insurance Rate Map 180003 0015 B, effective April 3, 1985.



WEST COOK ROAD

I hereby certify on the 9th day of December, 1986 that the above survey is correct.

Surveyed for: Shambaugh and Son, Inc.

Survey No.: CRO-100-5

[Signature]



1172
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 7701 Opportunity Drive, Fort Wayne, Indiana. (The Schenkel
Corporation, Petitioner).

07-87-09-04

EFFECT OF PASSAGE A 17,000 square foot office and warehouse building
will be constructed on land that is presently vacant.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$375,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-09-04

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) A DECLARATORY RESOLUTION

DESIGNATING AN "ECONOMIC REVITALIZATION AREA" UNDER I.C. 6-1.1-12.1

FOR PROPERTY COMMONLY KNOWN AS 7701 OPPORTUNITY DRIVE, FORT WAYNE,

INDIANA. (THE SCHENKEL CORPORATION, PETITIONER).

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

YES

NO

CONCURRED IN 9-8-87

SANDRA E. KENNEDY
CITY CLERK